

To be approved at the 10/08/2026 meeting

Barre City Planning Commission
August 13, 2026 Meeting Minutes

Present: David Sichel (Chair), Wendy Ducey (Vice Chair), Cat Allen, Wilson Ballantyne, Erica Smith, Erica Rosset, Maddie Cobb

Staff: Janet Shatney, Planning Director

1. Call to Order: 5:30 pm.

2. Adjustments to the Agenda: None.

3. Public comment (for something not on the agenda): None.

4. Approval of Minutes for **July 9, 2026** regular meeting:
Allen moved and seconded, unanimous in favor.

5. New Business.

Cat Allen to present *Analysis of Tobacco Retail Establishments and Proposal for Future Regulation in Barre City*

Allen: An introduction, with a few goals to foster greater sense of civic pride. Hoping to change perceptions of downtown, attract and retain new residents. Projecting a healthy theme.

David: Inquiring about a comparison about a number of retailers between Barre and Burlington.

Allen: Will look into Chittenden county, Springfield, St Albans, Rutland, Bennington.

11 of the 17 primary retail options are in the commercial corridor of Main St.

Proposing that any changes that occur would grandfather any preexisting tobacco retailers to continue as is. Looking to focus on downtown revitalization.

Statistics discussed: since 2020 over 500 homes (over 5%) have been purchased as primary residencies. Average wage has increased. A growth of 16%. Poverty is dropping for the first time since 1990.

Discussion to create a classification for general tobacco retailers or explore some pre-existing options with Janet. A consideration for a poll to residents for feedback and a public hearing.

Sichel: looking at the time at 6:56pm. Explaining how this commission could work on topics between meetings in an appropriate way.

Smith and Allen volunteered to work together to continue research on this topic.

6. Old Business.

CVRPC Regional Plan and Future Land Use Mapping with Housing Targets

We are recommending the resolution to be put in front of the city council to sign up for tier 1 B.

Maddie motioned to recommend tier 1B to city council, seconded by Unanimous agreement.

7. Confirm Date of Next Meeting: **September 10, 2026**

8. Executive Session: Not needed

9. Staff Updates: None

10. Round Table: Allen seeking help on explaining Tax Increment Financing or TIF. Janet to present next month.

11. Adjourn:

Smith motion to adjourn, Cobb seconded, unanimous in favor.